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June 15, 1972

TO: Boston Redevelopment Authority
FROM: Robert T. Kenney, Director
SUBJECT: Minor Modifications to Urban Renewal Plan
Campus High School Urban Renewal Area
Project No. Mass. R-129

Summary: This memorandum requests that the Authority adopt certain minor modifications to the Campus High School Urban Renewal Plan on the basis of HUD recommendations and review of the Campus High School project.

On July 9, 1970, the Authority approved the Urban Renewal Plan for the Campus High School Project (Mass. R-129) and authorized the filing of the Plan and Application for Loan and Grant with the Department of Housing and Urban Development.

As a result of the HUD review of the Application, and pursuant to extensive discussions with the Boston area office, certain minor modifications have been made to the Urban Renewal Plan in order to accommodate federal funding reserved for this project; to ensure that sufficient funds would be available for proposed renewal activities. Specifically, the revisions involve the elimination from acquisition of 38 parcels originally proposed to be acquired, and consequently the elimination of 18 proposed disposition parcels. Corresponding changes have been made to the proposed zoning and proposed land use plans to reflect the changes in acquisition and disposition, and to applicable sections of the Plan document. A description of the specific modifications, together with the revised Urban Renewal Plan pages, and maps, are attached.

The modified Plan retains the majority of the renewal activities originally proposed, including the Campus High School, approximately 400 units of low- and moderate-income housing, the public elementary school, private institutional uses, public recreational open space, New Dudley Street and Shawmut Avenue extension construction, project improvements related to the housing and high school sites, and rehabilitation activities.

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Adoption by the Authority of the modifications to the Plan, is required for final HUD approval and funding of the Campus High School Project. Therefore, it is recommended that the Authority modify the Urban Renewal Plan as indicated. In the opinion of the General Counsel, the proposed modifications are minor and do not substantially or materially alter or change the Plan. These modifications may therefore be effected by vote of the Authority.

An appropriate Resolution is attached.

Attachments

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: MINOR MODIFICATIONS TO URBAN RENEWAL PLAN
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS. R-129

WHEREAS, the Urban Renewal Plan for the Campus High School Urban Renewal Area, Project No. Mass. R-129, was adopted by the Boston Redevelopment Authority on July 9, 1970, and approved by the City Council of the City of Boston, on June 7, 1971, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1201 of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, certain modifications to said Plan are required as a result of a review of the Campus High School Urban Renewal Project by the Department of Housing and Urban Development;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Campus High School Urban Renewal Plan, specifically the Table of Contents; the Introduction; Chapter IV, "Property Acquired or to be Acquired"; Chapter VI, "Land Use and Building Requirements"; Chapter XII, "Modification and Termination"; Map 1, "Property Map"; Map 2, "Proposed Land Use"; Map 3, "Disposition Parcels"; and Map 4, "Existing and Proposed Zoning", is hereby modified as indicated on the attached pages, identified as pages i, 1, 13/14/15, 20, 21, 22/23/24, 27, 33, and 46, all dated 4/72; and on the attached maps, identified as Map 1, "Property Map", Map 2, "Proposed Land Use", Map 3, "Disposition Parcels", and Map 4, "Existing and Proposed Zoning", all dated 4/72.
2. That the revised pages and maps attached are hereby made a part of said Urban Renewal Plan.
3. That these modifications are found to be minor modifications which do not substantially or materially alter or change the Urban Renewal Plan.
4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
PROJECT NO. MASS. R-129

Modifications to Urban Renewal Plan

1. Table of Contents:

- a) Sections 402 and 604 eliminated from their respective Chapters and following sections renumbered.

2. Introduction:

- a) Map identification revised.

3. Chapter IV: Property Acquired or to be Acquired:

- a) Section 402: Conditional Acquisitions, eliminated and following sections renumbered.

4. Chapter VI: Land Use and Building Requirements

- a) Disposition Parcels R7, R8, R9, R10, R11, R12, R15, R16, R20, RH1, RH2, RH3, RH4, R02, R03, PP1, PP2, 04, and 08 eliminated from Table A: "Land Use and Building Requirements".
- b) Disposition Parcel P5 added to Table A.
- c) Item "h" of "Planning and Design Requirements" of approved Plan eliminated and replaced by item "i" of approved Plan.
- d) Section 604: Controls on Property to be Conditionally Acquired, eliminated and following sections renumbered

5. Chapter XII: Modification and Termination

- a) Section 1202: Termination - time period for applicability of Sections 1101 and 1102 revised from 100 years to "without limitation as to time", in accordance with HUD recommendation.

6. Map 1, "Property Map"

- a) Parcels originally scheduled for acquisition which are not to be acquired under revised Plan eliminated from map.
- b) Acquisition of 1806 sq.ft. of excess DPW land required for LRCC housing development parcel added to map (included in approved Early Land Acquisition area).

7. Map 2, "Proposed Land Use"

- a) Proposed land uses and proposed new streets adjacent to Shawmut Avenue revised in accordance with updated and approved LRCC development plan, APPROVED FEBRUARY 10, 1972.
- b) Minor changes made to proposed land uses in rehabilitation section as necessitated by elimination of properties from acquisition.

8. Map 3, "Disposition Parcels"

- a) Disposition parcels listed under item 4a) above eliminated from map as necessitated by revisions in property acquisition.
- b) Disposition Parcel P5 added to map.
- c) Boundaries of certain disposition parcels revised as necessitated by revisions in property acquisition.

9. Map 4, "Existing and Proposed Zoning"

- a) Minor changes made to proposed zoning boundaries as necessitated by changes in disposition parcel boundaries.

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INTRODUCTION

This instrument, together with the maps attached hereto, is an urban renewal plan (hereinafter called "Plan") prepared by the Boston Redevelopment Authority (hereinafter called the "Authority") for the undertaking by the Authority of an urban renewal project in that area of the City of Boston, Massachusetts, described in Chapter I hereof, under Title I of the Federal Housing Act of 1949, as amended, and Chapter 121B of the General Laws of Massachusetts. Said maps, all dated July, 1970, (Rev. 4-72) are respectively numbered and entitled as follows:

- Map 1, "Property Map"
- Map 2, "Proposed Land Use"
- Map 3, "Disposition Parcels"
- Map 4, "Existing and Proposed Zoning"

CHAPTER IV: PROPERTY ACQUIRED OR TO BE ACQUIRED

Section 401: Identification

Property acquired or to be acquired by the Authority is designated on Map 1, "Property Map", as "Property to Be Acquired".

Section 402: Failure to Rehabilitate

Any property not designated on Map 1 as "Property to Be Acquired" may nevertheless be acquired by the Authority if (1) such property fails to conform to the rehabilitation standards set forth in Chapter VIII and (2) the procedures set forth in Section 807 are followed. Such an acquisition may be made only upon a finding by resolution of the Authority that (1) the property does not conform to said rehabilitation standards, and (2) either the property is (a) blighted, decadent, deteriorated or deteriorating or (b) constitutes a nonconforming, incompatible or detrimental land use according to the provisions of this Plan.

Section 403: Use of Property Acquired Under Section 402

The Authority may clear where necessary; sell or lease for development, renewal or rehabilitation; or retain for rehabilitation and subsequent disposition all or any portion of any property acquired pursuant to Section 402. The Authority shall impose upon any such land so disposed of controls relating to land use and building requirements, which controls shall be in conformity with the objectives and design principles of the Urban Renewal Plan and consistent with the requirements and controls imposed upon similar property by provisions of this Plan.

Section 404: Interim Use of Acquired Property

The Authority may devote property acquired under the provisions of this Plan to temporary use until such property is needed for redevelopment. Such temporary uses may include, but shall not be limited to, project office facilities, rehabilitation demonstration projects, parking, relocation resources, public transportation, educational, community or recreational uses, in accordance with such standards, controls and regulations as the Authority may deem appropriate.

TABLE A: LAND USE AND BUILDING REQUIREMENTS

Disposition Parcel Number	Permitted Land Use	Maximum Floor Area Ratio	Maximum Net Density	Planning and Design Requirements
R1	Residential, including low-and moderate-income housing	1	*	A,B,C,E,F,G, H,R,e
R2	Residential, including low-and moderate-income housing	1	*	A,B,C,E,F,G, H,O,P,e
R3	Residential, including low-and moderate-income housing	1	*	A,B,C,E,F,G, H,e
R4	Residential, including low rent housing for the elderly, with ancillary commercial and community uses	2	90	B,C,E,F,G,H, I,K,L,N,P,e
R5	Residential, including low-and moderate-income housing	1	*	A,B,C,E,F,G, H,Q
R6	Residential, including low-and moderate-income housing	1	*	A,B,C,E,F,G, H
R13	Residential	2	30	A,B,C,E,F,G, H,I,c
R14	Residential	2	30	A,B,C,E,F,G, H,c,h
R17	Residential; Commercial on lower floors	1	30	A,B,C,E,F,G, H,I,K,L,c

Disposition Parcel Number	Permitted Land Use	Maximum Floor Area Ratio	Maximum Net Density	Planning and Design Requirements
R18	Residential; Commercial on lower floors	2	30	B,C,F,H,I,K, L,d
R19	Residential	1	30	A,B,C,E,F,G, H,I,d
R01	Residentially-oriented open space	NA	NA	B,P
P1	High School, including related recreational facilities; Subsidiary Commercial and Community Uses	2	NA	B,C,I,S,T,U, V,W,X
P2a	Elementary School	1	NA	B,C,I
P2b	Educational, including Elementary School Use; Subsidiary Commercial and Community Uses	2	NA	B,C,D,I,J,Y
P3	Institutional	1	NA	B,C,M,P,Z,e
P4	Institutional	2	NA	B,C,H
P5	School Playground	NA	NA	B,G,J,g
P6	Commercial	2	NA	B,C,D,I,g
P7	Playground, Park	NA	NA	B,G,I,J,b,f
P8	Open Space	NA	NA	J,b,f

Disposition Parcel Number	Permitted Land Use	Maximum Floor Area Ratio	Maximum Net Density	Planning and Design Requirements
03	Open Space	NA	NA	J,b,f,
05	Open Space; Plaza	NA	NA	I,J
06	Open Space; Plaza	NA	NA	I,J
07	Open Space; Plaza	NA	NA	I,J
R/W1	Inner Belt Right-of-way	NA	NA	I,a
R/W2	Inner Belt Right-of-way	NA	NA	I
R/W3	Southwest Expressway Right-of-way	NA	NA	I,W

Maximum net density shall be 30 units per net acre overall for the aggregate of Parcels R1, R2, R3, R5, and R6.

Abbreviation: NA: Not Applicable

- a. Air-rights development for residential and ancillary commercial use, consistent with development of adjacent disposition parcels, shall be permitted subject to Authority approval and applicable legislative statute. In such case, the development of air rights shall be subject to the same controls as for Disposition Parcel R-4. Access to the site shall be permitted from an extension of a proposed street approximately 300 feet westerly of Shawmut Avenue.
- b. A landscaped pedestrian easement shall be provided along New Dudley Street to a minimum depth of 10 feet from the curb line.
- c. A landscaped pedestrian easement shall be provided along New Dudley Street coinciding with the setback requirements.
- d. A landscaped pedestrian easement shall be provided along Shawmut Avenue (extended) coinciding with the setback requirements.
- e. No vehicular access to the site shall be permitted from the eastbound Inner Belt frontage road.
- f. No vehicular access to the site shall be permitted from New Dudley Street.
- g. No vehicular access to the site shall be permitted from Shawmut Avenue (extended).
- h. Vehicular access to the site is preferred from King Street only.

Section 604: Controls on Contiguous Parcels

In the event that the Authority disposes of a Disposition Parcel or any subdivision of a Disposition Parcel to a developer who owns a contiguous parcel not part of the clearance or disposition area, the Authority reserves the right to impose such controls as are necessary to insure that the use and development of both parcels will be in conformity with the objectives of this Plan.

Section 605: Interpretation

In the event of any question regarding the meaning or construction of any or all of the standards, controls or other provisions of this Plan, the interpretation or construction thereof by the Authority shall be final and binding.

CHAPTER XII: MODIFICATION AND TERMINATION

Section 1201: Modification

This Plan may be amended at any time by the Authority, provided, however, that -

1. Any amendment which in the reasonable opinion of the Authority substantially or materially alters or changes the Plan shall be subject to the Federal, State and local approvals then required by law;
2. No amendment to any provision of Chapter VI of the Plan shall be effective with respect to any land which the Authority has then disposed of or contracted to dispose of without the consent of the other party to such disposition or contract, or such other party's successors or assigns; and
3. If this Plan is recorded with the Suffolk Registry of Deeds, no such amendment shall be effective until the amendment is also so recorded.

Section 1202: Termination

This Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the Division of Urban Renewal of the Massachusetts Department of Community Affairs, except for Sections 1101 and 1102, which shall remain in effect without limitation as to time.

